

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	2/477 Waterfall Gully Road, Rosebud Vic 3939
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

9,000

Median sale price

Median price	\$489,000	Hou	se	Unit	Х	Subu	rb Rosebud
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

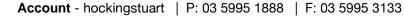
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	18 Sylvan Dr ROSEBUD 3939	\$645,000	24/11/2017
2	7 Wilgah Rd ROSEBUD 3939	\$633,000	16/10/2017
3	21 Carrathool Av ROSEBUD 3939	\$630,000	22/12/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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hockingstuart



Rooms: Property Type: unit

Agent Comments

Indicative Selling Price \$629,000 **Median Unit Price** Year ending December 2017: \$489,000

Comparable Properties



18 Sylvan Dr ROSEBUD 3939 (REI)

Price: \$645,000 Method: Private Sale Date: 24/11/2017

Rooms: 5

Property Type: House

Agent Comments



7 Wilgah Rd ROSEBUD 3939 (REI/VG)



Price: \$633,000 Method: Private Sale Date: 16/10/2017

Rooms: 7

Property Type: House Land Size: 539 sqm approx **Agent Comments**



21 Carrathool Av ROSEBUD 3939 (REI)





Price: \$630,000 Method: Private Sale Date: 22/12/2017

Rooms: -

Property Type: House

Agent Comments

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